



State of Connecticut
HOUSE OF REPRESENTATIVES
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REPRESENTATIVE GARY TURCO
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MEMBER
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TRANSPORTATION COMMITTEE

February 17, 2023

Dear Chairs Kavros DeGraw and Rahman, Vice-Chairs Chafee and Needleman, Ranking Members Zullo and Fazio, and distinguished members of the Planning and Development Committee,

I would like to express my support for two bills - **HB 5244: An Act Authorizing Municipalities to Establish a Property Tax Abatement for Certain Condominium Units** and **HB 5888: An Act Concerning the Metropolitan District Commission**. Thank you for giving these bills a public hearing and for your consideration.

First, on HB 5244, I proposed this bill on behalf of numerous constituents who own and reside in condominium units in the Town of Newington. These homeowners expressed that they believe that their properties are unfairly assessed, and they are taxed at the same rates as other residential properties but do not receive the same amount of local municipal services. For example, the condo owners may have to pay for their own garbage pickup, road maintenance, and snow plowing. However, they do not receive any sort of reduction on their property taxes to compensate for the lack of services.

The proposed legislation would allow municipalities to establish a property tax abatement for condominium units that do not receive certain municipal services. Let me make it clear that this is not a mandate but would be within the sole discretion of a municipality to determine if offering any kind of abatement and how much it should be is right for that community.

On HB 5888, I support this legislation because I believe additional oversight in the form of annual audits, a task force of dedicated individuals to examine operations, and a model code of ethics are important steps to earning the trust back from the communities and residents served by

the MDC. More transparency should be welcomed and will only benefit the operations and services provided now and into the future.

Thank you for considering this important legislation for the people of Connecticut.

Sincerely,

A handwritten signature in black ink that reads "Gary Turco". The signature is written in a cursive style with a large, stylized "G" and "T".

Gary Turco
State Representative